

144.0

0002

0013.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
686,000 / 686,000  
686,000 / 686,000  
686,000 / 686,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOXHALLARI BLENDAR & HOXHALLARI	
Owner 2:	
Owner 3:	

Street 1: 142 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: HOXHALLARI OLIANA -

Owner 2: -

Street 1: 142 NEWPORT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4549		Sq. Ft.	Site		0	80.	1.22	9									445,176						445,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4549.000	235,700	5,100	445,200	686,000		93856
							GIS Ref
							GIS Ref
							Insp Date
							12/16/17



## USER DEFINED

Prior Id # 1:	93856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:06:50
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,700	5100	4,549.	445,200	686,000		Year end	12/23/2021
2021	101	FV	228,500	5100	4,549.	445,200	678,800		Year End Roll	12/10/2020
2020	101	FV	228,500	5100	4,549.	445,200	678,800	678,800	Year End Roll	12/18/2019
2019	101	FV	190,200	5100	4,549.	417,400	612,700	612,700	Year End Roll	1/3/2019
2018	101	FV	190,000	5100	4,549.	345,000	540,100	540,100	Year End Roll	12/20/2017
2017	101	FV	190,000	5100	4,549.	317,200	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	190,000	5100	4,549.	289,400	484,500	484,500	Year End	1/4/2016
2015	101	FV	185,300	5100	4,549.	283,800	474,200	474,200	Year End Roll	12/11/2014

## Parcel ID

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!11214!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOXHALLARI OLIA	70474-400		1/5/2018	Convenience	99	No	No		
YOUNG MARY N,	70474-377		1/5/2018		665,000	No	No		
	20168-237		10/1/1989		217,000	No	No	Y	

## PAT ACCT.

Date	Result	By	Name
2/1/2018	Mail Update	EMK	Ellen K
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	861	Wood Dec	5,000	C				add deck
4/11/2018	405	Redo Bat	10,000	C				
4/9/2018	393	Redo Kit	15,000	C				
4/4/2018	360	Redo Kit	1,200	C				
2/21/2018	183	Add Att	6,000	C				
2/8/2018	145	Heat App	14,000	C				
2/6/2018	133	New Wind	5,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

## EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

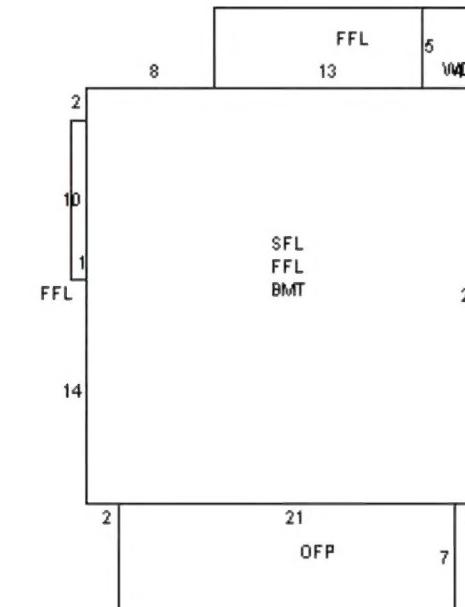
## BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

## COMMENTS

SCUTTLE BSMT SINK.

## SKETCH



## GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

## BATH FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
3	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	

## DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31%	

## CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	173.728
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341604
Depreciation:	105897
Depreciated Total:	235706

Comparable Sales	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	235700
Val/Su SzAd:	171.42
Before Depr:	173.73
Val/Su Net:	107.53

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

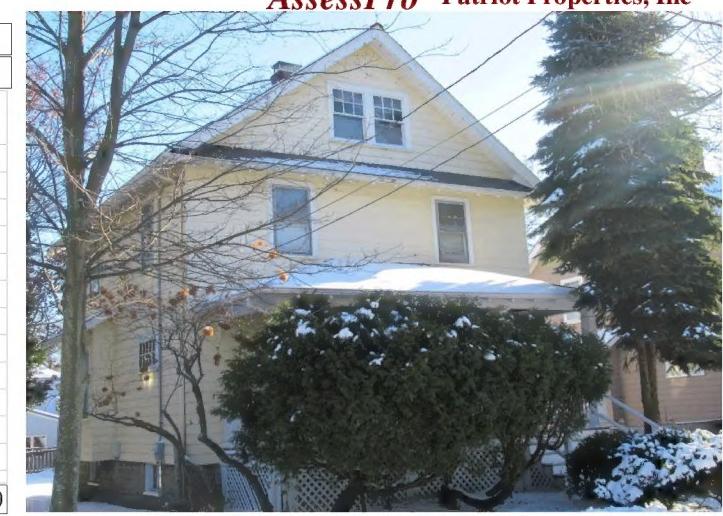
## PARCEL ID

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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	725	173.730	125,953					
BMT	Basement	650	52.120	33,877					
SFL	Second Floor	650	173.730	112,923					
OPF	Open Porch	147	27.440	4,034					
WDK	Deck	20	15.840	317					
Net Sketched Area:		2,192	Total:		277,104				
Size Ad	Gross Area	2192	FinArea	1375					

## IMAGE



AssessPro Patriot Properties, Inc